

# SELLER'S PROPERTY DISCLOSURE STATEMENT

## EXHIBIT "A"



2/25 Printing

This Seller's Property Disclosure Statement (Statement) is an exhibit to the Purchase and Sale Agreement with an Offer Date of \_\_\_\_\_ for the Property (known as or located at \_\_\_\_\_ Georgia, 30331). This Statement is adopted to assist a Seller for Seller to exercise his or her legal duty to disclose hidden defects in the Property of which Seller is aware. Seller is obligated to exercise due diligence concerning the Property is being sold "as-is."

**A. INSTRUCTIONS TO SELLER IN COMPLETING THIS STATEMENT.**

- By completing this Statement, Seller agrees to:
- (1) answer all questions in reference to the Property and the improvements thereon;
  - (2) answer all questions fully, accurately and to the actual knowledge and belief of all Sellers (hereinafter "Sellers") ("knowledge");
  - (3) provide additional explanations to all "yes" answers in the corresponding Explanation section below each group of questions (including providing to Buyer any additional documentation in Seller's possession), unless the "yes" answer is self-evident;
  - (4) promptly revise the Statement if there are any material changes in the answers to any of the questions prior to Closing and provide a copy of the same to the Buyer and any Broker involved in the transaction.

**B. HOW THIS STATEMENT SHOULD BE USED BY BUYER.** Caveat emptor or "buyer beware" is the law in Georgia. Buyer should conduct a thorough inspection of the Property. If Seller has not occupied the Property or has not recently occupied the Property Seller's Knowledge of the Property's condition may be limited. Buyer is expected to use reasonable care to inspect the Property and confirm that it is suitable for Buyer's purposes. If an inspection of the Property reveals problems or areas of concern that would cause a reasonable Buyer to investigate further, Buyer should investigate further. A "yes" or "no" answer to a question means "yes" or "no" to the actual Knowledge and belief of all Sellers of the Property. In other words, if a Seller answers "no" to a question, it means Seller has no Knowledge whether such condition exists on the Property. As such, Seller's answers should not be taken as a warranty or guaranty of the accuracy of such answers, nor a substitute for Buyer doing its own due diligence.

**C. SELLER DISCLOSURES.**

**1. GENERAL:**

	YES	NO
(a) What year was the main residential dwelling constructed? <u>2004</u>		
(b) Is the Property vacant? If yes, how long has it been since the Property has been occupied? _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) Is the Property or any portion thereof leased?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(d) Has the Property been designated as historic or in a historic district where permission must be received to make modifications and additions?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**EXPLANATION:**

**2. COVENANTS, FEES, and ASSESSMENTS:**

	YES	NO
(a) Is the Property subject to a recorded Declaration of Covenants, Conditions, and Restrictions ("CC&Rs") or other similar restrictions?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Is the Property part of a condominium or community in which there is a community association? <b>IF YES, SELLER TO COMPLETE AND PROVIDE BUYER WITH A "COMMUNITY ASSOCIATION DISCLOSURE EXHIBIT" GAR F322.</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**EXPLANATION:**

**3. LEAD-BASED PAINT:**

	YES	NO
(a) Was any part of the residential dwelling on the Property or any painted component, fixture, or material used therein constructed or manufacture prior to 1978? <b>IF YES, THE "LEAD-BASED PAINT EXHIBIT" GAR F316 MUST BE EXECUTED BY THE PARTIES AND THE "LEAD-BASED PAINT PAMPHLET" GAR CB04 MUST BE PROVIDED TO THE BUYER.</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

4. STRUCTURAL ITEMS, ADDITIONS AND ALTERATIONS		YES	NO
(a)	Has there been any settling, movement, cracking or bulging of the foundation or structural supports of the improvements?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b)	Have any structural reinforcement or supports been added?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c)	Have there been any additions - structural changes - or any other alterations to the original improvements? (Excludes including without limitation pool) or any other equipment?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(d)	Has any work been done within a required building period with out addition?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(e)	Are there violations of building codes, housing codes, or zoning regulations that affect the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(f)	Have any notices alleging such violations been received?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(g)	Is any portion of the main dwelling a mobile, modular or manufactured home?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(h)	Was any dwelling or portion thereof (excluding mobile, modular and manufactured dwelling) moved to the site from another location?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

EXPLANATION:

5. SYSTEMS and COMPONENTS:		YES	NO
(a)	Has any part of the HVAC system(s) been replaced during Seller's ownership?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b)	Date of last HVAC system(s) service: <u>3/25</u>		
(c)	Is any heated and cooled portion of the main dwelling not served by a central heating and cooling system?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(d)	Is any portion of the heating and cooling system in need of repair or replacement?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(e)	Does any dwelling or garage have aluminum wiring other than in the primary service line?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(f)	Are any fireplaces decorative only or in need of repair?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(g)	Have there been any reports of damaging moisture behind exterior walls constructed of synthetic stucco?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(h)	Is there any Spray Polyurethane Foam (SPF) insulation in the Property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(i)	Are any systems/components subject to a lease or rental payment plan (i.e. HVAC, security system, appliances, alternate energy source systems, etc.)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(j)	Are there any remotely accessed thermostats, lighting systems, security camera, video doorbells, locks, appliances, etc. servicing the Property?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

EXPLANATION:

Wifi thermostats

6. SEWER/PLUMBING RELATED ITEMS:		YES	NO
(a)	Approximate age of water heater(s): <u>&gt; 1</u> years		
(b)	What is the drinking water source: <input type="checkbox"/> public <input type="checkbox"/> private <input checked="" type="checkbox"/> well		
(c)	If the drinking water is from a well, give the date of last service:		
(d)	If the drinking water is from a well, has there ever been a test the results of which indicate that the water is not safe to drink? If yes, date of testing:	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(e)	What is the sewer system: <input type="checkbox"/> public <input type="checkbox"/> private <input checked="" type="checkbox"/> septic tank		
(f)	If the Property is served by a septic system, how many bedrooms was the septic system approved for by local government authorities?		
(g)	Is the main dwelling served by a sewage pump?	<input type="checkbox"/>	<input type="checkbox"/>
(h)	Has any septic tank or cesspool on Property ever been professionally serviced? If yes, give the date of last service:	<input type="checkbox"/>	<input type="checkbox"/>
(i)	Are there any leaks, backups, or other similar problems with any portion of the plumbing, water, or sewage systems or damage therefrom?	<input type="checkbox"/>	<input type="checkbox"/>
(j)	Is there presently any polybutylene plumbing, other than the primary service line?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(k)	Has there ever been any damage from a frozen water line, spigot, or fixture?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

EXPLANATION:

7. ROOFS, GUTTERS, and DOWNSPOUTS:		YES	NO
(a)	Approvable sign of roof or water dripping?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b)	Has any part of the roof been repaired during the last 12 months?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c)	Are there any leaks or other problems with the roof or flashing system or downspouts?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
EXPLANATION:			
repaired after Hurricane			

8. SEWING, DRAINING, MOISTURE, and SPRINGS:		YES	NO
(a)	Is there now or has there been any water intrusion into the basement, crawl space or other interior parts of any dwelling or garage or damage therefrom from the exterior?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b)	Have any repairs been made to control water intrusion into the basement, crawl space, or other interior parts of any dwelling or garage from the exterior?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c)	Is any part of the Property or any improvements thereon presently located in a Special Flood Hazard Area?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(d)	Has there ever been any flooding?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(e)	Are there any streams that do not flow year round or underground springs?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(f)	Are there any dams, retention ponds, storm water detention basins, or other similar facilities?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
EXPLANATION:			

9. SOIL AND BOUNDARIES:		YES	NO
(a)	Are there any landfills (other than foundation backfill), graves, burial pits, caves, mine shafts, trash dumps or wells (in use or abandoned)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b)	Is there now or has there ever been any visible soil settlement or movement?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c)	Are there any shared improvements which benefit or burden the Property, including, but not limited to a shared dock, septic system, well, driveway, alleyway, or private road?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(d)	Are there presently any encroachments, unrecorded easements, unrecorded agreements regarding shared improvements, or boundary line disputes with a neighboring property owner?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(e)	Are there any underground pipelines crossing the Property that do not serve the Property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
EXPLANATION:			

10. TERMITES, DRY ROT, PESTS, and WOOD DESTROYING ORGANISMS:		YES	NO
(a)	Are you aware of any wildlife accessing the attic or other interior portions of the residence?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b)	Is there any damage or hazardous condition resulting from such wildlife intrusion; from insects (such as termites, bees and ants); or by fungi or dry rot?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c)	Is there presently a bond, warranty or service contract for termites or other wood destroying organisms by a licensed pest control company?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If yes, what is the cost to transfer? \$ _____ What is the annual cost? 200			
If yes, company name/contact: Delta termite & pest			
Coverage: <input type="checkbox"/> re-treatment and repair <input type="checkbox"/> re-treatment <input checked="" type="checkbox"/> periodic inspections only			
Expiration Date 8/25 Renewal Date 8/25			
EXPLANATION:			

12. ENVIRONMENTAL MATTERS AND OTHER DISCLOSURES:	YES	NO
(a) Are there any environmental matters that have not otherwise been disclosed that may affect the value of the Property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) Are there any environmental matters that have not otherwise been disclosed that may affect the value of the Property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) Are there any environmental matters that have not otherwise been disclosed that may affect the value of the Property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**EXPLANATION:**

**12. LITIGATION and INSURANCE:**

	YES	NO
(a) Is there now or has there been any litigation therein alleging negligent construction or defective building products?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) Has there been any award or payment of money in lieu of repairs for defective building products or poor construction?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) Has any release been signed regarding defective products or poor construction that would limit a future owner from making any claims?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(d) During Seller's ownership have there been any insurance claims for more than 10% of the value of the Property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(e) Is the Property subject to a threatened or pending condemnation action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(f) How many insurance claims have been filed during Seller's ownership? <u>1</u>		

**EXPLANATION:**

*Post Hurricane Insurance claim*

**13. OTHER HIDDEN DEFECTS:**

(a) Are there any other hidden defects that have not otherwise been disclosed?	YES	NO
	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**EXPLANATION:**

**14. AGRICULTURAL DISCLOSURE:**

	YES	NO
(a) Is the Property within, partially within, or adjacent to any property zoned or identified on an approved county land use plan as agricultural or forestry use?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Is the Property receiving preferential tax treatment as an agricultural property?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

It is the policy of this state and this community to conserve, protect, and encourage the development and improvement of farm and forest land for the production of food, fiber, and other products, and also for its natural and environmental value. This notice is to inform prospective property owners or other persons or entities leasing or acquiring an interest in real property that property in which they are about to acquire an interest lies within, partially within, or adjacent to an area zoned, used, or identified for farm and forest activities and that farm and forest activities occur in the area. Such farm and forest activities may include intensive operations that cause discomfort and inconveniences that involve, but are not limited to, noises, odors, fumes, dust, smoke, insects, operations of machinery during any 24-hour period, storage and disposal of manure, and the application by spraying or otherwise of chemical fertilizers, soil amendments, herbicides, and pesticides. One or more of these inconveniences may occur as the result of farm or forest activities which are in conformance with existing laws and regulations and accepted customs and standards.

13/01/2022  
 01/01/2022  
 until  
 12/31/2022

**D. FIXTURES CHECKLIST**

**1. Directions on How to Generally Fill Out Fixtures Checklist.** REGARDLESS OF WHETHER AN ITEM IS A FIXTURE OR NOT, SELLER SHALL HAVE THE RIGHT TO REMOVE ALL ITEMS ON THE FIXTURES CHECKLIST BELOW THAT ARE LEFT BLANK. THE ITEMS ON THE CHECKLIST BELOW THAT ARE CHECKED OR MARKED SHALL REMAIN WITH THE PROPERTY. Unless otherwise indicated, if an item is left blank, the Seller may remove all of that item from the Property. For example, if "Refrigerator" is left blank, Seller shall remove all Refrigerators on the Property, unless otherwise noted. Similarly, if "Refrigerator" is checked or marked in the Fixtures Checklist, then all refrigerators shall remain with the Property unless otherwise noted. This Fixtures Checklist is intended to supersede the common law of fixtures with regard to the items identified below. The common law of fixtures shall apply to all items not identified on this Fixtures Checklist.

**2. Items Not Remaining with the Property.** Items identified as not remaining with the Property that are physically attached to the Property shall be carefully removed from the Property in a manner designed to do minimal damage, but such items do not need to be replaced with a similar item. Seller shall make reasonable efforts to repair areas damaged by the removal of an item. Reasonable efforts to repair damage shall not extend to painting newly exposed areas that do not match the surrounding paint color. (Seller is encouraged, but shall not be required, to remove fixtures not remaining with the Property prior to marketing the Property for sale). Seller shall remove all items left blank below prior to Closing or the transfer of possession, whichever is later. Seller shall lose the right to remove those items not timely removed but shall be liable to Buyer for the reasonable cost disposing such items provided that Buyer disposes of them within 30 days after Closing or the transfer of possession, whichever is later.

**3. Items Remaining with Property.** Items identified as remaining with the Property shall mean those specific items, including solely necessary or required controller, as they existed in the Property as of the Offer Date. No such item shall be removed from the Property unless it is broken or destroyed. In the event such item is removed, it shall be replaced with a substantially identical item, if reasonably available. If not reasonably available, it shall be replaced with a substantially similar item of equal quality, value, or better. The same or newer model of the item being replaced in the same color and size and with the same function.



[Signature Line]

1 Buyer's Signature

Steve Wilhoite

Print or Type Name

Date

[Signature Line]

2 Buyer's Signature

Print or Type Name

Date

Additional Signature Page (F267) is attached.

[Signature]

1 Seller's Signature

Stephen Wilhoite

Print or Type Name

06/24/25

Date

[Signature Line]

2 Seller's Signature

Print or Type Name

Date

Additional Signature Page (F267) is attached.